



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

GENERAL PLAN REPORT

2003 Fall Hearing

Hearing Date/Agenda Number:
P.C.11/17/03 **Item: 3.k**

File Number:
GP03-07-08

Council District and SNI Area:
7 – West Evergreen

Major Thoroughfares Map Number:
100

Assessor's Parcel Number(s):
670-12-005, 670-12-006, 670-12-007

Project Manager: **David Tymn**

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Light Industrial on 9.91-acres.

LOCATION: West side of South King Road approximately 800 feet north of Aborn Road (2905 South King Road).

ACREAGE: 9.91

APPLICANT/OWNER:

Bay Area Self Storage/Entravision Communications Corp

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Industrial Park

Proposed Designation: Light Industrial

EXISTING ZONING DISTRICT(S): R-1-2 Residence (single-family)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

Northeast: (across South King Road): Single Family Residential – Medium Low Density Residential (8 DU/AC) and Medium Density Residential (8-16 DU/AC)

Southwest: Single Family Residential – Medium Low Density Residential (8 DU/AC) and Medium Density Residential (8-16 DU/AC)

Southeast: Single Family Residential, Landscape supply retailer – Industrial Park, Medium Density Residential (8-16 DU/AC)

Northwest: Single Family Residential – Medium Low Density Residential (8 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration adopted on October 28, 2003.

PLANNING STAFF RECOMMENDATION:

Light Industrial

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – The proposed land use change would not result in a long-term traffic impact.
- Santa Clara Valley Water District –The District has no objections to the proposed amendment.
- San Jose Fire Department – The Fire Department has no comments on the proposed amendment.
- Valley Transportation Agency – VTA has no comments on the proposal.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a privately initiated General Plan amendment to change the San Jose 2020 General Plan Land Use/Transportation Diagram designation from Industrial Park to Light Industrial on a 9.91-acre site located on the west side of South King Road approximately 800 feet north of Aborn Road (2905 South King Road). This site is commonly called the KLOK radio site. If the General Plan amendment is approved, the applicant intends to file a Planned Development Rezoning to allow a self-storage facility with outdoor recreational vehicle and boat storage.

The existing Industrial Park land use designation is an exclusive industrial designation intended for a wide variety of industrial users, including research and development, manufacturing, testing and offices. Industrial uses are consistent with this designation so long as hazardous or nuisance issues are mitigated through design controls. Outdoor storage is not permitted in the Industrial Park designation.

The proposed Light Industrial designation is also intended for a wide variety of industrial uses. The primary difference between this use category and the Industrial Park designation is that performance and design standards are more stringently applied to Industrial Park uses. Examples of typical uses within this designation are warehousing, wholesaling, and light manufacturing. Outdoor storage of vehicles is appropriate assuming it is adequately screened (i.e., appropriate fences/walls and landscaping) from surrounding uses. Office and higher-end industrial uses are discouraged in order to preserve areas for

various types of necessary support industries such as building materials, distribution, industrial suppliers and miscellaneous manufacturing uses.

This site is within the West Evergreen Strong Neighborhoods Initiative (SNI) area. In late 2001, the City Council approved the *West Evergreen Neighborhood Improvement Plan* and it identifies this site for future development and/or park.

BACKGROUND

Site and Surrounding Uses

The site is a 9.91-acre site consisting of three separate parcels. There are three 220-foot radio transmission towers and a 10,000 square foot office building that is vacant with the exception of a small portion (approx 1,000 square feet) that contains radio transmission equipment. The site is mostly flat and open grassy areas. There is a paved driveway at the front of the site that leads to a small parking lot for the existing office building at the north end of the site near South King Road. The radio towers are generally located at the center of the site.



This site was formerly occupied by the KLOK radio station and had been used for radio station facilities since the 1940's. The KLOK office and studio operations have since relocated to Cupertino. The three transmission towers are proposed to remain operational to continue to serve KLOK as the applicant has indicated that it is not economically feasible to relocate them. It is staff's understanding that the purchase agreement for this property is conditioned so that the towers remain and continue to operate regardless of land use amendments or future rezonings. Any future development on the site is expected to be constrained by the presence of the transmission towers.

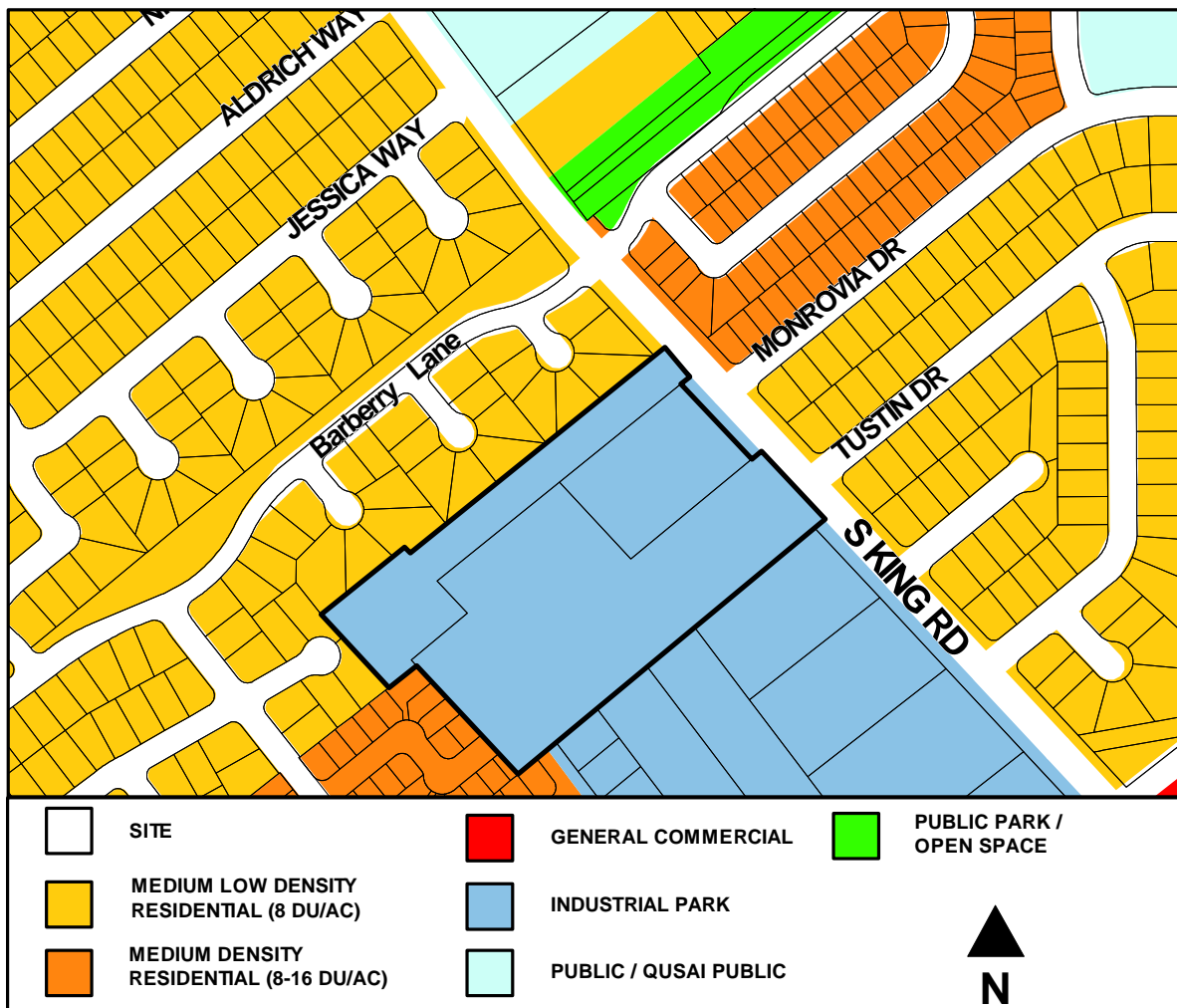
The site is surrounded by existing single-family residential neighborhoods to the south and north-west, and to the north-east across South King Road. To the south-east of the site is a mix of Industrial and commercial uses which include a landscape materials supply retailer, an automotive repair/installation center and a construction yard.

ANALYSIS

The proposed amendment is consistent with the *West Evergreen Neighborhood SNI Improvement Plan* that identifies the site as a development opportunity site. The plan states:

West Evergreen residents have discussed several options for developing this site. Neighborhood residents have suggested relocating the transmission towers to pave the way for new development. However, due to federal regulations and the towers transmission radius, it may be difficult to find a new location for the towers. An alternative to total relocation is to develop the vacant front portion of the site, while maintaining the transmission towers. Potential land uses for the KLOK property include a new neighborhood park, a storage site for large vehicles (such as boats, trucks and RVs), or new residential development to help alleviate overcrowding in the neighborhood.”

General Plan Existing Designation



The site is also specifically mentioned in four of the “Top Ten” priority action items listed in the West Evergreen Neighborhood Improvement Plan. These include the encouragement of development on the site, right-of-way improvements on King Road and/or the potential use of the site for a 5-6 acre neighborhood park. The applicant is aware of the neighborhood’s desires and has expressed a willingness to explore the possibility of accommodating some type of community facility on the site. This possibility has been raised in meetings with City staff, the City Council office and the SNI Neighborhood Advisory Committee (NAC). The applicant indicated a willingness to explore the potential for a small neighborhood park or an adaptive reuse of the existing office building as a community center during the review of subsequent rezoning and development applications. Right of way improvements to South King Road are required in conjunction with future development of the site.

Land Use Compatibility

Due to the wide range of potential uses allowed in the Light Industrial land use designation and corresponding zoning district, staff recommends that future development of the site be processed through a Planned Development (PD) Zoning to provide the City the ability to tailor the allowed light industrial uses to those that will not adversely impact neighboring residents. The PD Zoning process also provides flexibility to create a project design that addresses the physical constraints of the transmission towers and is an attractive addition to the neighborhood. Through appropriate site planning, staff is confident that the activities associated with proposed uses on the site can be “internalized” and oriented away from the neighboring residential area. Any outdoor uses should be shielded from view from South King Road and the neighborhood. There are very few uses that could work in harmony with the existing radio towers. The proposed self-storage and outdoor recreation vehicle and boat storage uses seem to be a good fit for this site. In other words, staff support of the Light Industrial designation recognizes that the towers are expected to remain on the site in the foreseeable future. If and when the towers are removed, then it may be appropriate to reassess the land use designation to ensure its long term compatibility with the neighborhood.

Policy Consistency

In addition to the discussion above, the proposed General Plan Amendment is consistent with the following General Plan policies:

- Industrial Land Use Policy No. 1. Industrial development should incorporate measures to minimize negative impacts on nearby land uses.
- Industrial Land Use Policy No. 10. Interface problems between existing residential and new industrial areas should be resolved through the site design and discretionary permit process.
- Urban Design Policy No. 1. The City should continue to apply strong architectural and site design controls on all types of development for the protection and development of neighborhood character and for the proper transition between areas with different types of land uses.
- Urban Design Policy No. 2. Private development should include adequate landscaped areas. Landscaped areas should utilize water efficient plant materials and irrigation systems. Energy conservation techniques such as vegetative cooling and wind shielding should also be utilized. All landscaped areas should include provision for ongoing landscape maintenance.

- Neighborhood Identity Policy No. 1. Neighborhood groups should have input to the decision-making process in City government.

Environmental Issues

The proposed change in the General Plan land use designation was analyzed in an initial study that resulted in a Mitigated Negative Declaration. A traffic analysis was conducted and determined that there is no potential impact to the regional transportation system in the long term as a result of the proposed amendment. Prior to any development of the site, a more detailed traffic analysis would be required to determine if mitigation is needed for any impacts on local intersections and streets, including traffic safety and turning movements.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on October 14 and 15, 2003. They also received a notice of the Mitigated Negative Declaration and a notice of the public hearings to be held on the subject amendment before the Planning Commission on October 17 and City Council on December 16. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is available to any member of the public and contains the most current information regarding the status of the amendments.

On October 27, 2003 there was a West Evergreen, Strong Neighborhoods Initiative, Neighborhood Advisory Committee meeting held at the Ley Va Middle School. The applicant gave a presentation that explained their intent to develop the site with self-storage, boat and recreational vehicle storage and the possibility for a small park or community center use on the site. The community indicated a consensus for the proposed development and that a community center would be preferable to a small park on the site.

RECOMMENDATION

Planning staff recommends a change to the General Plan Land Use designation from Industrial Park to Light Industrial on the subject 9.91-acre site.

Attachments

BPCE002/GP_Team/2003Annual Review/GP03-07-08/ Staff Report/GP03-07-08sr.doc